

**FINDINGS - EXHIBIT A
SUB2013-00013 / COAL13-0072
DECKER/ JONES**

Environmental Determination

- A. The project qualifies for a General Rule Exemption pursuant to CEQA Guidelines Section 15061(b)(3) because the proposed lot line adjustment will not increase the development potential and will not have an impact on sensitive environmental resources. The lot line adjustment will allow for an existing homestead to be entirely located on proposed Parcel 1 and an existing well to be entirely located on proposed Parcel 2; therefore, it can be seen with certainty that the proposed lot line adjustment will not have a significant effect on the environment.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment involves an equal acreage exchange that would reconfigure two existing parcels to allow for an existing homestead to be entirely located on proposed Parcel 1 and an existing well to be entirely located on proposed Parcel 2. The resulting two parcels will maintain a position which is "equal to or better" than the existing situation relative to the county's zoning and building ordinances.

Coastal Access

- C. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act because the project is adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas. Parcel 1 has a recorded coastal access.